

Mulberry Street Block
301-315 Mulberry Street
Madison
Jefferson County
Indiana

HABS No. IND-83

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. IND-83

MULBERRY STREET BLOCK
(Commercial Buildings)

309(E)

Location: (A) (B) (C) (D) (E) (G) (H)

Numbers 301, 303, 305, 307, 311, 313, 315 Mulberry
Street (west side of street), Madison, Jefferson
County, Indiana

USGS Madison West Quadrangle Map, Universal Transverse
Mercator Coordinates: 16.640870.4288470

Present Owners: John Tullis and Anna Francis Tullis, 301-303; Margaret
Lynn Johnes, Dalice Franklin Lynn and Dalice Freeland
Lynn, 305; Delbert Stewart, 307; Lena Cianciola 309;
Richard Cox, Neil Cahall, Ben Schnabel, and Robert N.
Gourlee, 311; Virgil Hand and Neil Hand, 313-315.

Present Occupants: The Village Inn and Restaurant, 301-303; Lynn's Cock-
tails, 305; Stewart's Bargain Center, 307; Custom Up-
holstery shop, 309; Silver Fox Record Shop, 311; Bill's
Bar, 313; Pardy's Restaurant, 315

Present Use: Inn, stores, restaurants and bars. Upper floors of
five buildings are used as residential units; upper
floors of three buildings are vacant or used as storage
rooms.

Statement of
Significance: The Mulberry Street Block is the best surviving example
of Madison's waterfront area of a nineteenth century
business district. These eight brick row buildings
were erected intermittently between the late 1820s and
early 1840s. On the street level, they housed clothing
and drygoods shops and drug and liquor stores, and pri-
vate residences on the second and third floors. The
cast-iron and sheet-metal fronts on some facades date
from remodeling completed during the 1870s. During the
1850s and 60s, Mulberry Street was a prospering commer-
cial thoroughfare which connected the Ohio River water-
front district with the city's center. This half block
is a valuable statement of Madison's early commercial
prosperity and architecture.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Dates of erection can be estimated for most

of the buildings. The earliest construction may have taken place in the late 1820s; by the early 1830s narrow, three-story brick "business houses" stood on at least five of the eight lots.

Numbers 301 and 303 were erected ca. 1830-35. Number 305, the third building from Second Street may have been the first of the Mulberry Block building to be erected. It was constructed between May 1830 and May 1832. Number 307 was probably built at the same time by the same contractor, because its wall surfaces are continuous with those of Number 305. By 1843, Numbers 307 and 309 existed as "two brick business houses." They were built for the same owner - possibly at the same time - as separate, though adjoining structures. The date of construction for Number 311, 313, and 315 is estimated to be in the 1840s because of their classical proportions, in contrast with the "Federal" appearance of the other buildings. Perhaps the construction of Numbers 311-315 was part of the new construction on Mulberry Street after 1846 when a "conflagration" destroyed the half block across the narrow alley north of Mulberry Block.

2. Architect: No information available.
3. Builder, suppliers: No information available.
4. Original and subsequent owners: The eight Mulberry Street buildings were erected upon lot number 91 in Old Town, the original plat of the city of Madison. This lot was a quarter block, defined by Mulberry Street on the east and Second Street on the south, and by alleys on the north and west.

Records for lot number 91 proved difficult to trace because of apparent gaps, errors and conflicting information in the land records. Records for the chain of title to Numbers 305 and 307 were selected because of their interest. They contain information which also applies to the other Mulberry structures. The references cited are found in the office of the Recorder of Deeds, Jefferson County.

Number 305 Mulberry Street, the third property north from Second Street has the following early history:

1830 Deed, April 5, 1830, recorded April 28, 1830 in Book F, page 380. Joseph Wilson bought from Jozbad and Sarah Lodge part of lot 91 "beginning 44 feet from the S. E. Corner of said lot running thence northerly . . . 20 feet and eight inches, thence westerly 84 feet," for consideration of \$316.66.

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- 1832 Deed, May 12, 1832, recorded July 3, 1832, in Book H, page 33. Jacob Resor bought from Joseph and Elizabeth Wilson same plot of land for \$2000.
- 1837 Deed, February 24, 1837, recorded March 4, 1837 in Book N, page 70. Joseph Wilson bought from Jacob Resor same plat of land for one dollar.

Number 307, the fourth building north of Second Street includes in its early records the history of number 309. The first of the deeds cited raise some confusion: that of 1836 which states that for "all of lot 91" is in error, because lot 91 was subdivided into several lots by 1836. Number 307 has the following history:

- 1823 Deed, April 17, 1823, recorded April 17, 1823 in Book D. page 286. Israel T. Canby bought from Jonathan and Elizabeth Lyon the undivided one-third part of lot 91 for one dollar.
- 1836 Deed, January 20, 1836, recorded January 20, 1836 in Book K, page 264. Laban Lodge, of Boon County, Kentucky, bought from Joseph Canby and his wife all of lot 91, together with all the buildings, improvements and tenements.
- 1843 Deed, March 27, 1843, recorded April 2, 1843 in Book U, page 424. William J. Lodge bought from Laban Lodge the property and building of lot numbers 307 and 309 for \$2000.
- 1865 Deed, March 27, 1865, recorded August 12, 1865 in Book 27, page 30. Eliza Boone Hubbard inherited from William J. Lodge's estate the property and buildings of Numbers 307 and 309.
- 1869 Deed, June 8, 1869, recorded September 1871 in Book 31, page 437. William Kirchner and Harriet Kirchner bought from Eliza Boone Hubbard and Richard W. Hubbard (husband) "two brick business houses being the same property conveyed to William J. Lodge," for \$5000.
- 1874 Deed, August 29, 1874, recorded August 29, 1874 in Book 39, page 205. (The Deed nor refers to Number 307 only.) John C. Ochs bought from Eliza B. Hubbard and Richard W. Hubbard the property and building on lot Number 307 for \$2500.

1882 Deed, April 4, 1882, recorded April 5, 1882, in Book 46, page 379. Jartha J. Stewart and Leonard Stewart (husband) bought from Flora G. Schelke same property for \$6600.

1964 Deed, January 22, 1964, recorded January 23, 1964 in Book 135, page 303. Delbert L. Stewart bought from Jartha and Leonard Stewart same property for one dollar.

5. Original plans and construction: The brick commercial block was built at different intervals between the late 1820s and early 1840s. All the structures except one are three stories in height; Number 315 is two stories. Six buildings have gable roofs; two are flat-roofed. Four of the buildings - 301, 309, 313, 305 - are four bays wide and four 303, 305, 307, 311 - are three-bayed. The windows are regularly spaced and double-hung sash with stone sills and lintels. Number 305, which may be the oldest building of the eight, stands in its original form. Two of the original six-over-six lights are in place and wooden sills and lintel ends with raised square blocks are on all window openings.
6. Alterations and additions: Sheet-metal cornices were added in the 1870s to the facades of 301, 313, 311, and 315 and cast-iron fronts to 301, 309, 311 and 315. In 1876, the owner of Number 301, John Kraut, bought 303. He unified the appearance of the two building facades by trimming the eaves with matching sheet-metal cornices and attached sheet-metal heads over the windows.

During the past twenty years, the street-level facades of Numbers 307 and 313 have been significantly modernized.

B. Historical Events and Persons Connected with the Structures:

The commercial development of Mulberry Street was central to the growth of Madison's Ohio River waterfront district. Prior to 1860, traffic on the river had flourished and expanded. The prospering main thoroughfares, Mulberry and Jefferson (then Main) Streets, were perpendicular to the river, and connected the waterfront districts with the city's center. Though it was distinguished by a number of hotels and fashionable shops, Mulberry, like Jefferson, was lined with brick structures which housed both business and private residences.

During the 1850s, Mulberry Street's stores included such enterprises as groceries, liquors, drugs, drygoods, and several clothing stores. Particularly the clothing shops emphasized fashionableness: one advertisement stated, "fashionable tailor, late of

London;" another, "Mrs. S. A. Curtis, late of New York;" Mr. T. D. Davis "Opposite the new Hotel" had "clothes, cashmeres and vestings . . . which will be made to order."

According to the 1859 Directory, a banker, liquor dealer and gunsmith occupied some of the spaces. John Kraut was the proprietor of the Capitol Saloon at Number 301 where he and his wife also ran the Central Hotel until 1890. The Alhambra Restaurant on Mulberry Street advertised as serving Oyster, Fresh Fish and Game, and its bar as being "well supplied with choice liquors."

The hotels of Mulberry Street and the social life which filled their spaces made this area distinctive. Across from the Capitol Saloon (Number 301), on the southeast corner of Second and Mulberry Streets was the Wagon Yard and Inn. On the opposite corner, southwest of the intersection, a long wooden two-story hotel stood for many years. The hotel was replaced by the famous Madison Hotel in 1850, an elegant classical structure designed by Francis Costigan, locally prominent architect, which became one of the city's major social centers.

C. Sources of Information:

1. Old views: None.

2. Bibliography:

a. Primary and unpublished sources:

Interview: Mrs. Paul J. Peddie, Madison, Indiana
July 21, 1971.

Jefferson County Deed Records, Office of the Recorder,
Jefferson County Courthouse, Madison, Indiana.

b. Secondary and published sources:

Edwards' Annual Directory to the Inhabitants, Institu-
tions . . . in the City of Madison for 1867.
St. Louis: Edwards & Company, 1867.

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Sutton Publishing Company's Madison, Etc. Illustrated
Directory, 1887-8 Dubuque, Indiana: Hough & Hardie,
1888.

D. S. Williams Madison Directory, City Guide and Business
Mirror, 1859-60. Madison, Indiana: W. P. Levy & C.,
1859.

Prepared by Philip Dole
Team Historian
Historic American
Buildings Survey
Summer, 1971

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The brick row buildings of the Mulberry Street Block are characteristic of commercial architecture in Madison and the Midwest during the early nineteenth century. The main objective in designing these two and three-story narrow structures was efficient space utilization. On the street level, they housed clothing and drygoods shops and liquor stores, and private residences on the second and third floors. The cast-iron and sheet-metal facades on some of the buildings date from the 1870s.
2. Condition of fabric: Generally good.

B. Description of Exteriors:

1. Building Number 301:
 - a. Overall dimensions: The structure measures 24'-0" (four-bay front) x 86'-6" and is three stories.
 - b. Wall construction, finish and color: Red brick laid in running bond.
 - c. Porches, stoops: Recessed corner entry stoop supported by square stone columns on the corner of Mulberry and Second Streets.

d. Openings:

1. Doorways and doors: Front entry door to interior on the corner of Mulberry and Second Streets. There is a single service door near the rear of the building on Second Street and double doors at the rear.
2. Windows: At street level single large-paned windows fill three of the four bays. Stone pilasters with carved capitals define each bay. All second and third-story windows are two-over-two light double-hung sash. The window openings on the second level and the north opening on the third are segmentally-arched at the top. The remaining three window openings on the third story are squared at the top. Segmental arched, pressed metal window heads ornament second and third-story windows. All windows have stone sills.

e. Roof:

1. Shape, covering: Ridge roof with asbestos shingle over original slate shingles.
2. Cornice, eaves: Street-level stone cornice is unornamented. Heavy bracketed, molded sheet-metal cornice is under roof eave.

2. Building Number 303:

- a. Overall dimensions: The structure measures 20'-3" (three-bay front) x 86'-6" and is three stories high.
- b. Wall construction, finish and color: Red brick laid in running bond.
- c. Chimneys: A chimney pierces the roof on the slope facing Mulberry Street.
- d. Openings:
 1. Doorways and doors: Central front entry door on Mulberry Street is a thick glass door with aluminum trim. There is a single service door at the rear leading into the alley.

2. Windows: At street level, two large single-paned windows frame each side of the door. Four plaster pilasters define the three bays. Upper floor windows are two-over-two light double-hung sash. They have wooden sills and square, pressed sheet-metal window heads.
- f. Roof:
1. Shape, covering: Ridge roof with standing seam sheet-metal sheathing. A brick parapet wall separates the roofs of Numbers 301 and 303.
 2. Cornice, eaves: Cornices at the street level and under the eaves are pressed sheet-metal.
3. Building Number 305:
- a. Overall dimensions: The structure measures 20'-9" (three-bay front) x 52'-0" and is three stories high.
 - b. Wall construction, finish and color: Red brick laid in common bond.
 - c. Openings:
 1. Doorways and doors: Front (east) entry is a single screen door framed by narrow side-lights and four-light fixed transom. A pair of non-functional doors is to the south of the center entry. There is a door at the rear of the building for deliveries.
 2. Windows: A large, single-paned window fills the third bay of the street-level front. The second-story windows and one third-story window are two-over-two light double-hung sash. The two remaining third-floor windows are six-over-six double-hung sash. Wooden sills and lintel ends with raised square blocks are on all windows.
 - d. Roof:
 1. Shape, covering: Ridge roof with standing seam sheet-metal covering.
 2. Cornice, eaves: Upper cornice is brick with a dentiled rowlock.

4. Building Number 307:

- a. Overall dimensions: The structure measures 19'-6" (three-bay front) x 84' and is three stories.
- b. Wall construction, finish and color: First floor is random coursed cut stone. Second and third levels are red brick laid in common bond.
- c. Openings:
 1. Doorways and doors: Front (east) entry is a thick glass door with aluminum trim.
 2. Windows: Street-level front remodelled with two plate glass windows. Second and third-floor windows are two-over-two light double-hung sash. Lintels and sills are cut stone.

5. Building Number 309:

- a. Overall dimensions: This three-story structure measures 23'-6" (four-bay front) x 69'-0".
- b. Wall construction, finish and color: Red brick laid in common bond.
- c. Openings:
 1. Doorways and doors: There are two separate front (east) entries on Mulberry Street. A single screen door which is at the southern-most bay leads to a stairwell to the upper levels. A pair of double doors, at the third bay, leads to the building's first-floor interior. The upper two-thirds of each door is fixed glass; the lower third is wooden with a single molded panel. The four bays are defined by three cast-iron columns with capitals of molded acanthus leaves.
 2. Windows: The two windows on the first level are large sheets of glass. The four second-story windows are two-over-two light double-hung sash. The four third-story windows are six-over-six light double-hung sash. All upper level windows have stone sills and lintels.

d. Roof:

1. Shape, covering: Ridge roof with standing seam sheet-metal sheathing.
2. Cornice, eaves: Cornice is brick with dentiled row-lock course.

6. Building Number 311:

a. Overall dimensions: This three-story structure measures 20'-9" (three-bay front) x 82'-0".

b. Wall construction, finish and color: Red brick laid in common bond.

c. Openings:

1. Doorways and doors: Front (east) entry is a pair of double doors. The upper two-thirds of each door is fixed glass. The lower third is wooden with a single molded panel. Square cast-iron columns frame doorway.
2. Windows: Two large single-paned windows are at street-level to each side of main entry. The center second-story window is single-paned and a recent replacement for an original balcony. All remaining upper level windows are one-over-one double-hung sash. Window sills and lintels are cut stone.

d. Roof:

1. Shape, covering: Flat roof covered with metal sheathing.
2. Cornice, eaves: Heavy bracketed molded sheet-metal cornice.

7. Building Number 313:

a. Overall dimensions: This three-story structure measures 20'-1" (four-bay front) x 62'-0".

b. Wall construction, finish and color: Red brick laid in common bond.

c. Openings:

1. Doorways and doors: The center front (east) entry is a wooden frame door with a plate glass center. The door is framed by side-lights and a moveable transom. there is a delivery door at the rear.
2. Windows: The two windows at street-level are large plate glass. All windows at second and third levels are one-over-one light double-hung sash. Window lintels and sills are cut stone.

d. Roof:

1. Shape, covering: Ridge roof covered with standing seam sheet-metal sheathing. A chimney pierces the south side of the slope facing Mulberry Street.
2. Cornice, eaves: The street-level cornice is sheet-metal. Upper cornice is brick with dentiled rowlock course.

8. Building Number 315:

- a. Overall dimensions: This two-story structure measures 20'-9" (four-bay front) x 61'-9".
- b. Wall construction, finish and color: Red brick laid in common bond.
- c. Openings:
 1. Doorways and doors: A doorway with fixed transom leading into a stairwell to the upper floors on Mulberry Street at the first (south) bay. A wooden screen door framed by side-lights and overhead panels leads to restaurant interior. A delivery door is at the rear of the building and one at the north elevation near the rear.
 2. Windows: Two large plate glass windows at street level. The four second-story windows are one-over-one light double-hung sash. Window sills and lintels are cut stone.

d. Roof:

1. Shape, covering: Flat roof with metal covering.
2. Cornice, eaves: The street-level cornice is sheet metal. Ends of party and outside walls are covered with cast-iron pilasters. Intermediate columns which support the cornice and define the four bays are cast iron molded in a rosette and leaf motif. The roof cornice is pressed sheet metal with four bullet-shaped elements ornamenting the otherwise plain surface.

C. Description of Interior:

1. Floor plans: All buildings are one large room on the first level or have a large front room which opens into a smaller back area.
2. Floor, ceiling and wall finish: Buildings Number 301, 303, 305, 313 and 315 have been modernized and redecorated for commercial uses. Floors have been covered with linoleum or plastic tiles. Buildings Number 307, 309 and 311 have wooden floors and plaster-covered walls and ceilings.
3. Stairways: All stairways to upper floors are of wood construction and enclosed. Number 303 and 313 have no interior stairways.

D. Site:

1. General setting and orientation: The Mulberry Street Block covers 355 square feet. It is bounded by Mulberry Street on the east, Second Street on the south and alleys on the west and north. Each of the eight lots has a frontage of twenty-four feet and is eighty-five to eighty-nine feet deep.
2. Landscaping, walks: A sidewalk fronts these eight brick structures.
3. Outbuildings: None.

Prepared by Melvin Rotsch
Project Supervisor
Historic American
Buildings Survey
Summer 1971

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana and Historic Madison. The structure was measured and drawn in the summer of 1971 under the direction of James C. Massey, Chief of HABS, and Melvin M. Rotsch (Texas A & M University), with student assistant architects John G. Albers (University of Florida), Bruce E. Lynch (Washington University), H. T. Moriarity (University of Texas), John M. Szubski (Princeton University), and architectural historian Philip Dole (University of Oregon), at the HABS Field Office in Madison, Indiana. The data was edited and expanded in November 1978 in the HABS office by Jan E. Cigliano, staff historian. Photographs were taken by staff photographer Jack E. Boucher in 1971.